



Martha's Vineyard Commission

DRI 674 M5 Stone Bank Development

Partial Determination V

October 25, 2023

Dunn Family, LLC/Dunn MV Investments
Reid "Sam" Dunn, Applicant's Agent
C/O Attorney Robert McCarron, Registered Agent
282 Upper Main Street
P.O. Box 1270
Edgartown, MA 02539

Dear Mr. Dunn:

On the evening of October 19, 2023 the Martha's Vineyard Commission convened to review DRI 674-M5 Stone Bank Development. DRI 674-M5 Stone Bank Development entails modifications made to buildings and grounds that are encompassed in DRI 674-M Stone Bank Condos and DRI 674-M3 Stone Bank Restaurant. DRI 674-M5 Stone Bank Development has been subject to four prior determinations: Partial Determination I (June 26, 2023) that addressed multiple modifications, Partial Determination II (July 11, 2023) that addressed the appearance of metal chimneys, Partial Determination III (September 7, 2023) that addressed chimneys and fireplaces, fencing and a retaining wall, and a foundation, and Partial Determination IV (September 21, 2023) that re-addressed the appearance of metal chimneys.

This fifth Partial Determination addresses a modification of chimneys and fireplaces at 2, 8, and 16 Union Court that was proposed in response to the Commission's September 7, 2023 denial of the same chimneys and fireplaces. Specifically, 2, 8, and 16 Union Court propane-burning fireplaces and their associated chimneys as a modification in conjunction with a further offer by the Applicant to designate in perpetuity the use of electric appliances in multiple units in the Stone Bank Development:

- Electric cooking appliances in three residential units
- Electric cooking ovens in four residential units
- Electric hot waters in two residential units
- Electric hot waters in five commercial units

Furthermore, no new gas-burning or gas-fueled appliances will be installed anywhere in the Stone Bank Development, with the exception of the restaurant kitchen, and no existing gas-burning or gas-fueled appliances shall be replaced with anything other than electric appliances with the exception of the restaurant kitchen.

This Partial Determination also addresses an addition to 8 Union Court. Specifically, a restroom to be constructed on the Northeast corner of the building.

Following a June 20 site visit, and upon consideration of documentation, commentary, and photography, including but not limited to, a staff report, a staff presentation, "Overall Site Plan and Elevations 23-1-23 CORRECTED," "TACO HAVEN – FIT OUT KITCHEN/BAR/ANCILLARY OUTDOOR SPACE" stamped by Architect Morris Schopf of Interiors East, a May 3, 2023 Site Plan prepared by Schofield, Barbini, and Hoehn, Inc. stamped by Surveyor Douglas Hoehn, "Analysis of Gas Usage at Stone Bank," "Stone Bank Memo Gas Log Sets," "Facts and Assumptions," "Stone Bank Residential Units Fireplaces and Gas Appliances," the written decision of the Commission for DRI 674-M Stone Bank Condos signed and notarized May 14, 2021, the written decision of the Commission for DRI 674 M-3 Stone Bank Restaurant signed and notarized March 16, 2023, numerous staff photographs taken between February and October of 2023, and remarks by Mr. Dunn and Restaurateur Patrick Lyons, the Commission voted to approve, without a hearing, the above referenced three propane-fueled fireplaces and associated chimneys and the above referenced electric appliance designations in perpetuity. Additionally, the Commission voted to approve, without a hearing, the above referenced addition to 8 Union Court.

It should be noted the Applicant was advised by the Chair that should the Sprinkler Valve Room in 8 Unit Court be deemed of insufficient size following any state or municipal inspection, that efforts should first be made to expand that room within the confines of the building footprint. The Chair warned that expansion of the Sprinkler Valve Room outside the building footprint would necessitate a modification review.

Thank you for your attention to this Partial Determination.

Respectfully,

A large, stylized handwritten signature in black ink, appearing to read "Rich Saltzberg". The signature is written over the typed name and title.

Rich Saltzberg
DRI Coordinator